



Loudoun County, Virginia

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Department of Building and Development

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March 24, 2016

Mr. Noah Klein
Odin, Feldman & Pittleman, P.C.
1775 Wiehle Avenue, Suite 400
Reston, VA 20190

RE: FIDP-2016-0001; Ashburn Station South Entrance

Dear Mr. Klein:

Although the County has not yet completed its first review, enclosed herewith as a courtesy are review comments to date from the Office of Mapping, Loudoun Water, ERT, Natural Resources, Zoning, Proffer Compliance, VDOT, General Services, Fire & Rescue, and Building & Development. Comments have not been received from DTCI regarding the first submission of the above referenced application. Please address the following issues and the additional referral agencies' comments attached:

1. On sheet 1 please revise the land development application number provided in the approval block to "FIDP-2016-0001".
2. On sheet 3, please revise the label provided for the total acreage of the property to state: "Total acreage Parcel E-1". [1993 RZO §4-1103(C)(2)(a)(iii)]
3. On sheets 3 and 4, please provide a label adjacent to the 7.77624 acres that states "Project acreage" to differentiate the parcel acreage from the project acreage. [1993 RZO §4-1103(C)(2)(vi)]
4. Please note that §4-1103(C) of the 1993 RZO requires the Final Development Plan to conform to the approved proffers and approved Concept Development Plan. Although the applicant is only responsible for the Transit Station Site, it is requested that this FDIP include the adjacent right-of-way's Croson Lane, Vinegar Hill Drive, Transit Connector Bridge, and the Pedestrian Bridge as the connections are needed to demonstrate that the proposed project functions in accordance with Proffer IV.A of ZCPA-2014-0002. Please revise the project boundary area shown on sheets 3 to 6 of the plat to include the adjacent right-of-way's Croson Lane, Vinegar Hill Drive, Transit Connector Bridge, and the Pedestrian Bridge. [1993 RZO §4-1103(C)(1)]

Please note that the portrayal of the adjacent right-of-way and pedestrian connections does not mean the applicant is responsible for the improvements that would be shown. At the applicant's discretion, the improvements can be labeled "provided by others".

5. For consistency on sheets 3 to 6, please portray and label the boundaries of Croson Lane, the centerline, and its applicable route number. The area shown as parcel E-1 has since been dedicated with DEDI-2015-0029. [1993 RZO §4-1103(C)(2)(a)(v)]
6. For consistency on sheets 3 and 4, please clearly portray the Dulles Greenway boundary by providing a leader arrow to indicate where parcel E-1 ends and the Dulles Greenway begins as provided on sheet 5. [1993 RZO §4-1103(C)(2)(a)(v)] Please note the thickness of the project area line makes it difficult to identify the property line.
7. On sheets 3 to 6 please portray and label the proposed 50-foot boundary and centerline of Vinegar Hill Drive. [1993 RZO §4-1103(C)(2)(a)(v)]
8. On sheets 3 to 6 and 10 to 11, please correct the acreage provided in the adjacent parcel information for parcels E-1 and E2. The dedication of Croson Drive and the boundary line adjustment of the subject parcels recently changed the acreage and boundary. [1993 RZO §4-1103(C)(2)(a)(iii)]
9. On sheet 3, please provide the correct pin number, property owner name, and instrument number in the adjacent property information for adjacent parcel 25A2.
10. On sheet 3, please provide the adjacent parcel information for adjacent parcel D and correctly portray the boundaries of parcel E-1. As portrayed on sheet 3 parcel E-1 could misconstrued to be the 7.77624 project acreage. Staff suggests using shading instead of a boundary line to portray the project area.
11. On sheet 3, please delete property line L1 as the boundaries of parcel D were revised with BLAD-2015-0008. [1993 RZO §4-1103(C)(2)(a)(ii)]
12. On sheet 1 in the vicinity map please delete "Future" from Croson Lane as Croson Lane has been dedicated with DEDI-2015-0029. Please also provide the route number. [1993 RZO §4-1103(C)(2)(a)(i)]
13. On sheets 5 and 10, please provide in the legend shading or an icon to identify the pedestrian circulation system. [1993 RZO §4-1103(C)(2)(a)(ix)]
14. Please identify the approximate location and estimated size of all proposed stormwater management facilities. [1993 RZO §4-1103(C)(2)(a)(xiii)]

15. On sheet 2, please provide a plat note that states the proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards. [1993 RZO §4-1103(C)(2)(a)(xx)]
16. On sheet 2, FDP plat note 6 states: "The location of bus stops are bicycle storage areas are shown on the FIDP". Please identify the bus stops and reference the sheet number in plat note 12. [1993 RZO §4-1103(C)(2)(x)]
17. On sheet 6, there are several areas that are labeled as open space. If it is the applicant's intention to demonstrate that the areas are to be open areas not encumbered by facilities or structures, staff recommends revising the wording "open space" to something that will not be confused with "open space" as defined by the 1993 Revised Zoning Ordinance ("Land within, or related to, a development not individually owned or dedicated for public use which is designed or intended for the common use or enjoyment of the residents of the development...") Otherwise, please revise FDP plat note 12 to provide a statement to specify how the proposed open space is to be treated or provided. [1993 RZO §4-1103(C)(2)(xvi) and Article 8 (definitions)]
18. Please provide a sheet that provides in tabular form the total number of off-street parking and loading spaces provided and the number required. [1993 RZO §4-1103(C)(2)(b)(v)]
19. Please provide a sheet that provides in tabular form the total amount of open space provided if applicable. [1993 RZO §4-1103(C)(2)(b)(iv)]
20. On sheet 6, please demonstrate how the landscaping plan provided meets the requirements of §4-1119 of the 1993 RZO requiring trees to be planted at a density of no less than one tree per twenty-five (25) linear feet along all areas dedicated for use for vehicular access. [1993 RZO §4-1119] Please note that since dimensions are not provided on sheet 6 that provide the length of the proposed vehicular access, staff is unable to determine if what is portrayed meets the requirements.
21. Sheet 11 of the CDP of ZCPA-2014-0002 and sheet 10 of the CDP of ZMAP-2001-0003 portrays a "Future Amenity (e.g. "Future Site Of")" approximately where the proposed pick-up, drop off, and short-term parking is proposed on sheet 5 of this plan. Please confirm if the proposed pick-up, drop off, and short-term parking is the required amenity to meet the requirements of sheet 11 of the approved CDP of ZCPA-2014-0002 and sheet 10 of the CDP of ZMAP-2001-0003. If so please provide on sheets 5 and 6 the location of the sign. Otherwise please demonstrate how the applicant is accommodating the future amenity. [Sheet 10 of the CDP of ZMAP-2001-0003 and Sheet 11 of the CDP of ZCPA-2014-0002]
22. To eliminate confusion with the 100-foot setback from the Dulles Greenway and the building setback in the Inner Core, please revise sheets 5, 6, 10, and 11 to eliminate "Building" from the labels of the South Pavilion and the Traction Power Substation. [Sheet 4 of the CDP of ZCPA-2014-0002 and 1993 RZO §5-1121(A)]

The County's first submission review is not complete. Comments from DTCI will be forwarded to you upon receipt. Please do not resubmit the application until all comments have been forwarded to you. Once comments from DTCI have been received and forwarded to you, the County will have completed its first review. Should you have any questions, please feel free to contact me by phone at (703) 771-5989 or via email at vaughn.bynoe@loudoun.gov. I look forward to working with you on the successful completion of this project.

Sincerely,



Vaughn Bynoe
Planner

Encl: Mapping approval dated 03/03/2016
Natural Resources approval dated 03/14/2016
ERT comments dated 03/18/2016
Loudoun Water approval dated 03/23/2016
Fire & Rescue approval dated 03/21/2016
VDOT comments dated 03/23/2016
Zoning comments dated 03/22/2016
Proffer Management comments dated 03/23/2016
General Services approval dated 03/25/2016

cc: Russ Forno